

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	97.19 %	96.03 %	4	93.55 %	92	83	
% of Funds Disbursed	94.42 %	92.00 %	3	86.03 %	95	91	
Leveraging Ratio for Rental Activities	3.25	3.63	7	4.83	31	36	
% of Completed Rental Disbursements to All Rental Commitments***	99.96 %	96.22 %	3	81.34 %	88	61	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.77 %	76.79 %	6	70.65 %	61	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.10 %	76.92 %	6	81.57 %	32	26	
% of 0-30% AMI Renters to All Renters***	53.61 %	51.21 %	4	45.66 %	73	65	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.65 %	87.64 %	8	96.25 %	10	10	
Overall Ranking:			In State:	5 / 10	Nationally:	76 68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,926	\$14,677		\$27,146	2,427 Units	34.20 %	
Homebuyer Unit	\$23,683	\$14,065		\$15,140	1,493 Units	21.00 %	
Homeowner-Rehab Unit	\$19,662	\$15,995		\$20,860	3,182 Units	44.80 %	
TBRA Unit	\$0	\$2,558		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,867	\$61,372	\$21,042
State:*	\$65,343	\$75,136	\$17,827
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	0.9 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.7	13.0	22.7	0.0	Single/Non-Elderly:	35.1	26.3	22.5	0.0
Black/African American:	64.4	55.6	53.6	0.0	Elderly:	7.0	8.0	36.1	0.0
Asian:	0.6	2.3	2.4	0.0	Related/Single Parent:	35.7	30.2	17.8	0.0
American Indian/Alaska Native:	0.7	0.5	0.3	0.0	Related/Two Parent:	14.4	23.3	15.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.7	3.4	7.6	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.4	0.1	0.0	0.0					
Other Multi Racial:	0.2	0.1	0.4	0.0					
Asian/Pacific Islander:	0.5	1.2	0.6	0.0					
ETHNICITY:									
Hispanic	17.3	17.8	19.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.2	18.9	35.3	0.0	Section 8:	7.5	1.7 [#]		
2 Persons:	24.9	18.5	24.2	0.0	HOME TBRA:	0.0			
3 Persons:	18.4	19.3	14.9	0.0	Other:	2.5			
4 Persons:	13.4	18.6	11.4	0.0	No Assistance:	90.0			
5 Persons:	7.6	7.7	7.3	0.0					
6 Persons:	2.4	4.8	3.9	0.0					
7 Persons:	0.7	1.7	1.0	0.0					
8 or more Persons:	0.4	1.6	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			20	

* The State average includes all local and the State PJs within that state

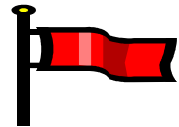
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 76
 (Percentile)
 State Rank: 5 / 10 PJs Overall Rank: 68
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	99.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	75.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	86.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

